

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FRIDAY- September 17, 2010  
121 N. LaSalle Street- Room 200**

**9:00 A. M**

**315-10-S                      ZONING DISTRICT:B2-2                      WARD: 32**

**APPLICANT:** House of Lather Co.

**OWNER:** 2256 W Roscoe LLC

**PREMISES AFFECTED:** 2256 W. Roscoe Street

**SUBJECT:** Application to permit the establishment of a proposed beauty salon.

**316-10-S                      ZONING DISTRICT:B1-2                      WARD: 40**

**APPLICANT:** Jadranka Jokanic d/b/a Nas Nails & Spa

**OWNER:** Foster Oakley, LLC

**PREMISES AFFECTED:** 2250 W. Foster Avenue, Unit # 1 W

**SUBJECT:** Application to permit the establishment of a proposed nail salon.

**317-10-S                      ZONING DISTRICT:B3-1                      WARD: 41**

**APPLICANT:** Iryna Martyn, Martyns Domestic Agency

**OWNER:** Bremers, LLC

**PREMISES AFFECTED:** 7132 N. Harlem Avenue

**SUBJECT:** Application to permit the establishment of a proposed massage establishment.

**318-10-S                      ZONING DISTRICT:B3-2                      WARD: 32**

**APPLICANT:** Narangerel Ulziibayar

**OWNER:** 1418 West Belmont LLC

**PREMISES AFFECTED:** 1418 W. Belmont Avenue

**SUBJECT:** Application to permit the establishment of a proposed nail salon.

**319-10-S                      ZONING DISTRICT:C1-2                      WARD: 28**

**APPLICANT:** Pepe's Billares

**OWNER:** Octavio Rodriguez

**PREMISES AFFECTED:** 2600 W. Cermak Road

**SUBJECT:** Application to permit the establishment of an off-site accessory parking lot to serve a proposed billiard parlor at 2654 W. Cermak Road.

**320-10-S                      ZONING DISTRICT:B3-1                      WARD: 14**

**APPLICANT:** Collector's Gallery, LLC

**OWNER:** Vincent Pesha

**PREMISES AFFECTED:** 4812 S. Pulaski Road

**SUBJECT:** Application to permit the establishment of a proposed pawn shop.

**SUBJECT:** Application to permit the establishment of a proposed car wash.

**SUBJECT:** Application to permit a reduction in the required rear setback from 37'-6" and front setback from 20' to 9' to allow for the construction of a proposed one story school gymnasium and associated parking.

**SUBJECT:** Application to permit the reduction of one required parking space in order to operate a bed and breakfast within a multi unit building.

**SUBJECT:** Application for the establishment of a proposed public place of amusement license for an existing restaurant which is located within 125' of a Residential Single-Unit (Detached House) District.

**SUBJECT:** Application to permit the establishment of a proposed community center.

**SUBJECT:** Application to permit the establishment of a proposed Class IV A recycling facility.

**WARD: 42**

**APPLICANT:** Ronald McDonald House Charities of Chicagoland and Northwest Indiana

**OWNER:** Same

**PREMISES AFFECTED:** 207- 11 E. Grand Avenue

**SUBJECT:** Application to permit the reduction of one required off street loading berth for a 15 story hotel and retail building.

**WARD: 27**

**APPLICANT:** The Spot Nailcare, Inc. / Constance Sullivan

**OWNER:** Golden Gate Management

**PREMISES AFFECTED:** 3939 W. Division

**SUBJECT:** Application to permit the establishment of a proposed nail salon.

**WARD: 32**

**APPLICANT:** Robert Friedlander

**OWNER:** Same

**PREMISES AFFECTED:** 2068 N. Leavitt

**SUBJECT:** Application to permit a reduction in the required south side setback to zero, to allow for the construction of a raised, covered walkway and a reduction in the required setback from 30' to 1.68' with an increase in the existing floor area by 916 square feet to allow for the construction of the 3rd floor addition.

**WARD: 1**

**APPLICANT:** Long Division LLC

**OWNER:** Same

**PREMISES AFFECTED:** 1846 W. Division Street

**SUBJECT:** Application for a variation to convert an existing 4-story building from an 8 unit mixed use building to an 11 unit mixed use building whose minimum lot area shall be 10,700 square feet instead of 11,000 and to allow the building's facade to be located 7' from the property line instead of 5' ( on a pedestrian street).

**WARD: 1**

**APPLICANT:** Miguel Santacruz

**OWNER:** Same

**PREMISES AFFECTED:** 2722 W. Thomas Street

**SUBJECT:** Application to permit the establishment of a proposed one story open front porch whose front yard shall be zero instead of 14.45'.

**WARD: 1**

**APPLICANT:** Courtland Pre-School, LLC

**OWNER:** Begsa & Myriam Calvache

**PREMISES AFFECTED:** 2625 W. Cortland Street / 1859 N. Talman Avenue

**SUBJECT:** Application to eliminate one required parking space for a proposed day care center.

**333-10-S**

**ZONING DISTRICT: DX-12**

**WARD: 1**

**APPLICANT:** Behringer Harvard Burnham, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 720-30 S. Clark Street

**SUBJECT:** Application for the establishment of a proposed non-accessory, public parking garage within an existing 6 story accessory parking garage.

**334-10-S**

**ZONING DISTRICT: DX-12**

**WARD: 2**

**APPLICANT:**

**OWNER:** Same

**PREMISES AFFECTED:** 720-30 S. Clark Street

**SUBJECT:** Application for the establishment of proposed non-accessory, public parking which will consist of up to a 45% of the required accessory spaces in the existing 6 story accessory parking garage.

**2:00 P.M.**

**335-10-S                                ZONING DISTRICT:B3-1                                WARD: 37**

**APPLICANT:** Bekim Mehmeti

**OWNER:** Same

**PREMISES AFFECTED:** 5325 W. Fullerton

**SUBJECT:** Application to permit the establishment of a proposed beauty salon.

**336-10-S                      ZONING DISTRICT:B3-2                      WARD: 8**

**APPLICANT:** Family Den, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 8940-42 S. Stony Island Avenue

**SUBJECT:** Application to permit the establishment of a proposed expansion of an existing tavern.

**337-10-Z                      ZONING DISTRICT:B3-2                      WARD: 8**

**APPLICANT:** Family Den, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 8940-42 S. Stony Island Avenue

**SUBJECT:** Application for the establishment of a public place of amusement license for an existing tavern, which is located within 125' of a Residential Single Unit (Detached House) District.

**338-10-S                                  ZONING DISTRICT:**B3-2                                  **WARD:** 32  
**APPLICANT:** Laetitia Truong  
**OWNER:** Ronald Gard  
**PREMISES AFFECTED:** 1912 N. Damen Avenue  
**SUBJECT:** Application to permit the establishment of a proposed beauty salon.

**339-10-S**                      **ZONING DISTRICT:**B1-2                      **WARD: 50**

**APPLICANT:** Khal Ohr Yisoher Chodrov Synagogue

**OWNER:** Same

**PREMISES AFFECTED:** 6336 N. Lincoln Avenue

**SUBJECT:** Application to permit the expansion of an existing religious facility with a second floor and rear 2 story addition.

**340-10-S**                      **ZONING DISTRICT:** RS-2                      **WARD:** 50  
**APPLICANT:** Khal Ohr Yisoher Chodrov Synagogue  
**OWNER:** Same  
**PREMISES AFFECTED:** 6311 N. Drake Avenue  
**SUBJECT:** Application to permit the establishment of proposed accessory parking to serve a religious facility at 6336 N. Lincoln Avenue

**WARD: 50**

**APPLICANT:** Khal Ohr Yisoher Chodrov Synagogue

**OWNER:** Same

**PREMISES AFFECTED:** 6311 N. Drake Avenue

**SUBJECT:** Application to permit a reduction in the required north side setback to zero with combined side setbacks of zero for the establishment of parking for an existing single family residence and a religious facility at 6336 N. Lincoln Avenue.

WARD: 32

**APPLICANT:** Supernova Orange LLC

**OWNER:** Clemente & Virma Rodriguez

**PREMISES AFFECTED:** 1945 N. Damen Avenue

**SUBJECT:** Application to permit the establishment of a proposed beauty salon.

**WARD: 27**

**APPLICANT:** Teresa & Ramon Lozano

**OWNER:** Same

**PREMISES AFFECTED:** 1322-24 W. Erie Street

**SUBJECT:** Application for a variation for the proposed subdivision of an improved zoning lot. The remaining 2 dwelling unit building shall have a west side yard of zero instead of 4' and the combined side yards shall be 3.4' instead of 10'.

**WARD: 27**

**APPLICANT:** Fernando Lozano

**OWNER:** Same

**PREMISES AFFECTED:** 1326-28 W. Erie Street

**SUBJECT:** Application for a variation for the proposed subdivision of an improved zoning lot. The new residence shall have a 4.2' front setback on West Ancona Street instead of the required front setback of 10.42' and the required off street parking setback. The combined side yards shall be 8' instead of 10' with the east side setback reduced to 3' instead of 4'.

**WARD: 43**

**APPLICANT:** Chicago Title and Land Trust ATUT # 8002353974

**OWNER:** Same

**PREMISES AFFECTED:** 2214 N. Bissell Street

**SUBJECT:** Application to permit the reduction in the rear setback to zero instead of 20.78' and the rear yard open space shall be 136 square feet instead of 232 square feet, and to increase the floor area by 461 square feet which is not more than 15% of the floor area which has existed more than 50 years prior to the passage of this ordinance, to allow for the addition of a one story attached garage and mud room.

**346-10-Z                                      ZONING DISTRICT: RT-4                                      WARD 43**  
**APPLICANT:** Therese and Jose Hernandez  
**OWNER:** Same  
**PREMISES AFFECTED:** 2536 N. Burling Street  
**SUBJECT:** Application for a variation for a garage with a proposed increase by not more than 10% (528 square feet) and to provide 196 square feet of rear yard open space on a garage roof deck instead of on the ground level.

**347-10-S                                      ZONING DISTRICT:M1-1                                      WARD: 36**  
**APPLICANT:** Center Creek Development, LLC  
**OWNER:** 1933 Plaza , LLC  
**PREMISES AFFECTED:** 1933 N. Harlem Avenue  
**SUBJECT:** Application for the establishment of a proposed drive-through facility to serve a fast food restaurant.

**348-10-S                                      ZONING DISTRICT:B2-3                                      WARD: 47**  
**APPLICANT:** 4201 N. Lincoln Avenue  
**OWNER:** Same  
**PREMISES AFFECTED:** 4201 N. Lincoln Avenue  
**SUBJECT:** Application for the establishment of a proposed three-lane, drive-through facility to serve a one story bank.

**350-10-S                                      ZONING DISTRICT: M1-2                                      WARD: 32**  
**APPLICANT:** Laurence Weiner  
**OWNER:** Gordon Caplan, Inc.  
**PREMISES AFFECTED:** 2040 W. North Avenue  
**SUBJECT:** Application for the establishment of a proposed indoor sports and recreation facility in an existing 4 story manufacturing building.

**351-10-A                                      ZONING DISTRICT: DX-5                                      WARD: 42**  
**APPLICANT:** J & B Signs, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 754 N. Clark Street  
**SUBJECT:** An appeal from the decision of the office of the Zoning Administrator in refusing to permit the re-establishment of three non-conforming signs on a proposed building. The Zoning Administrator maintains that the prior lawful non-conforming signs may not be re-established when the owner of the property voluntarily wrecked the building upon which these signs were erected.

**56-10-Z ( amended)                                      ZONING DISTRICT: RM-5                                      WARD: 44**  
**APPLICANT:** Styles Properties, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 3754 N. Wilton  
**SUBJECT:** Application for the establishment of a three story six dwelling unit building with a front setback of 10" instead of 8.3', north and south side setbacks of 3' each, a rear setback of 11' 10-<sup>3</sup>/<sub>8</sub>", the rear yard open space of zero and to allow a rooftop stair enclosure to be set back 2'-1" instead of the required 20' from the building line.

## CONTINUANCES

**249-10-S                      ZONING DISTRICT: RT-4                      WARD:12**

**APPLICANT:** Shekinah Glory House, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 2341 S. Sacramento Avenue

**SUBJECT:** To permit the establishment of a proposed transitional residence.

**291-10-S                      ZONING DISTRICT:B3-2                      WARD:18**

**APPLICANT:** Mohammed Badla

**OWNER:** Same

**PREMISES AFFECTED:** 7257 S. Western Avenue

**SUBJECT:** To permit the establishment of a proposed gas station in a B3-2 zoning district.

**292-10-Z                      ZONING DISTRICT:B3-2                      WARD:18**

**APPLICANT:** Mohammed Badla

**OWNER:** Same

**PREMISES AFFECTED:** 7257 S. Western Avenue

**SUBJECT:** To permit the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

**296-10-Z                      ZONING DISTRICT:RS-3                      WARD:32**

**APPLICANT:** Bob Pearl

**OWNER:** 1711 North Wolcott C, LLC

**PREMISES AFFECTED:** 1711 N. Wolcott

**SUBJECT:** To permit the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4 ' fence on top of an 8'-10" the wall in the rear side yards.

**299-10-S                      ZONING DISTRICT: B1-1                      WARD:18**

**APPLICANT:** Son Hoang

**OWNER:** Wrightwood Plaza LLC

**PREMISES AFFECTED:** 7914 S. Western

**SUBJECT:** To permit the establishment of a proposed nail salon.

**308-10-S                      ZONING DISTRICT:B1-1                      WARD:47**

**APPLICANT:** Nail & Spa of Lincoln d/b/a 2 x 10 Nail & Spa

**OWNER:** American Heritage Investment, II, LLC

**PREMISES AFFECTED:** 4612 N. Lincoln Avenue

**SUBJECT:** To permit the establishment of a proposed nail and spa facility.